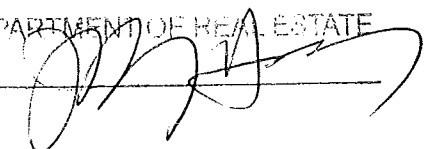


FILED

JAN 03 2013

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

|                                    |   |                   |
|------------------------------------|---|-------------------|
| In the Matter of the Accusation of | ) | No. H-38127 LA    |
|                                    | ) |                   |
| HENG BILL CHHAY,                   | ) | OAH No.2012060576 |
|                                    | ) |                   |
|                                    | ) |                   |
|                                    | ) |                   |
| Respondent.                        | ) |                   |

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 9, 2012, an Accusation was filed in this matter against Respondent HENG BILL CHHAY.

On November 26, 2012, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent HENG BILL CHHAY's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed

///

///

1 in Respondent's Declaration dated November 26, 2012 (attached as  
2 Exhibit "A" hereto). Respondent's license certificate and pocket  
3 card shall be sent to the below listed address so that they reach  
4 the Department on or before the effective date of this Order:

5 DEPARTMENT OF REAL ESTATE  
6 Attn: Licensing Flag Section  
7 P. O. Box 187000  
8 Sacramento, CA 95818-7000

9 This Order shall become effective at 12 o'clock noon  
10 on JAN 28 2013, 2013.

11 DATED: December 14, 2012

12 Real Estate Commissioner

13  
14   
15 By WAYNE S. BELL  
16 Chief Counsel  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

1 (or issued a mortgage loan originator endorsement) only by  
2 petitioning for reinstatement pursuant to Section 11522 of the  
3 Government Code. I also understand that by so voluntarily  
4 surrendering my license, I agree to the following:

5 1. The filing of this Declaration shall be deemed as  
6 my petition for voluntary surrender.

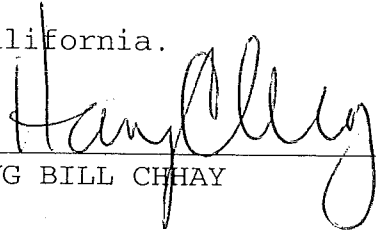
7 2. It shall also be deemed to be an understanding and  
8 agreement by me that I waive all rights I have to require the  
9 Commissioner to prove the allegations contained in the Accusation  
10 filed in this matter at a hearing held in accordance with the  
11 provisions of the Administrative Procedure Act (Government Code  
12 Sections 11400 et seq.), and that I also waive other rights  
13 afforded to me in connection with the hearing such as the right  
14 to discovery, the right to present evidence in defense of the  
15 allegations in the Accusation and the right to cross-examine  
16 witnesses.

17 3. I further agree that upon acceptance by the  
18 Commissioner, as evidenced by an appropriate order, all  
19 affidavits and all relevant evidence obtained by the Department  
20 in this matter prior to the Commissioner's acceptance, and all  
21 allegations contained in the Accusation filed in the Department  
22 Case No. H-38127 LA , may be considered by the Department to be  
23 true and correct for the purpose of deciding whether to grant  
24 relicensure or reinstatement pursuant to Government Code Section  
25 11522.

26 4. I freely and voluntarily surrender all my licenses  
27 and license rights under the Real Estate Law.

1                   5. A copy of the Commissioner's Criteria of  
2 Rehabilitation is attached hereto. If and when a petition  
3 application is made for reinstatement of a surrendered license or  
4 endorsement, the Real Estate Commissioner will consider as one of  
5 the criteria of rehabilitation, whether or not restitution has  
6 been made to any person who has suffered monetary losses through  
7 "substantially related" acts or omissions of Respondent(s),  
8 whether or not such persons are named in the investigation file  
9 in this case.

10  
11                   I declare under penalty of perjury under the laws of  
12 the State of California that the above is true and correct and  
13 that this declaration was executed 11/26/2012, 2012  
14 at Alhambra CA, California.

15  
16                     
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
HENG BILL CHHAY